



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CA 90012



**MARK J. SALADINO**

TREASURER AND TAX COLLECTOR

August 09, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

16 August 9, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY  
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2674  
(3 VOTES)**

**SUBJECT**

The County Sanitation District No. 20 of Los Angeles County is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The County Sanitation District No. 20 of Los Angeles County intends to utilize the property for the District's wastewater conveyance and treatment.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Mayor to sign the Purchase Agreement Number 2674 of "Tax Defaulted Subject to Power to Sell" property being acquired by the County Sanitation District No. 20 of Los Angeles County (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the County Sanitation District No. 20 of Los Angeles County, which intends to utilize the property for the District's wastewater conveyance and treatment.

### **Implementation of Strategic Plan Goals**

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcels are identified for appropriate public purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties, pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map, showing the dimensions and general locations of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities, and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

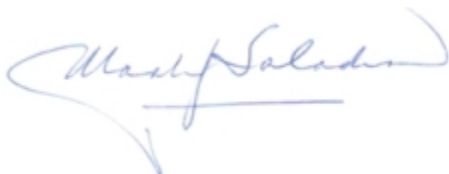
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**FIFTH SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2674**

**AGENCY**

County Sanitation District No. 20  
of Los Angeles County  
Public Agency

Selling price of this parcel  
shall be \$3,965.02\*

Public Agency intends to utilize  
the property for district's wastewater  
conveyance & treatment.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 <sup>th</sup>	COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY	3378-013-014	\$ 3,965.02

**AGREEMENT NUMBER 2674**

**COUNTY SANITATION DISTRICT NO. 20  
OF LOS ANGELES COUNTY**

**FIFTH SUPERVISORIAL DISTRICT**

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: County Sanitation District No. 20 of Los Angeles County
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 3378-013-014
3. State the purpose and intended use for *each* parcel: Implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan involving wastewater management for the Palmdale area (County Sanitation District No. 20)

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

Department Head, Facilities Planning Dept.  
Title

Date

3/17/11





MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
COUNTY SANITATION DISTRICT NO. 20  
HELD AT THE OFFICE OF THE DISTRICT

December 16, 2010  
1:30 o'clock, P.M.

The Board of Directors of County Sanitation No. 20 of Los Angeles County met pursuant to adjournment as ordered by this Board of Directors at the adjourned regular meeting held November 18, 2010. The Secretary reported that a copy of the Order of Adjournment was posted as required by law and that proper affidavits of the posting are on file in the Secretary's office.

There were present: Tom Lackey, Director from Palmdale  
Michael D. Antonovich, Alternate Director from Los Angeles County  
James C. Ledford, Jr., Chairperson, Director from Palmdale

Absent: None

Also present: Kimberly S. Compton, Secretary to the Board

RE: DIRECTOR FROM  
LOS ANGELES COUNTY

The Secretary presented a certificate from the Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles certifying that pursuant to Section 7 of the Rules of the Board of Supervisors, Supervisor Michael D. Antonovich assumed the Office of Chairmanship of the Board of Supervisors at 12 noon on Monday, December 6, 2010, to serve in such capacity until the election or succession of his successor, which automatically places Supervisor Antonovich on the Board of Directors of this District.

Upon motion of Director Lackey, duly seconded and unanimously carried, the certificate was accepted and ordered filed.

Upon motion of Director Lackey, duly seconded and unanimously carried, the minutes of the adjourned regular meeting held November 18, 2010, were approved.

RE: WARRANTS

Upon motion of Director Lackey, duly seconded and unanimously carried, warrants issued by the District, in the amount of \$97,613.50, were approved.

RE: DEPARTMENTAL INVOICE

The following departmental invoice for the month of November 2010 was presented and upon motion of Director Lackey, duly seconded and unanimously carried, was approved:

No. 166

DEBIT:

C.S.D. #20 - Operating Fund - Operation & Maintenance	\$ 360,457.94
C.S.D. #20 - Operating Fund - Joint Administration - Capital	1,038.32
C.S.D. #20 - Operating Fund - Local - Capital	3,584,221.03
C.S.D. #20 - Operating Fund - Local - Capital Improvement Fund	964,905.22
	<u>\$4,910,622.51</u>

CREDIT:

C.S.D. #2 - Operating Fund - Abatement of Expense - I.D.S.	\$4,910,622.51
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RE: WASTEWATER MANAGEMENT  
PALMDALE WATER RECLAMATION  
PLANT - AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED  
PROPERTY - BOARD OF SUPERVISORS OF  
LOS ANGELES COUNTY - CONTRACT  
NO. 4718 - APPROVE

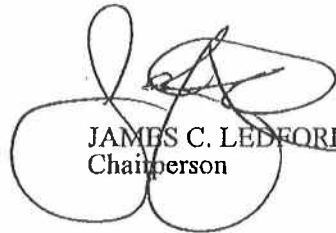
The Chief Engineer and General Manager presented a proposed *Agreement to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County (County) for implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan (Plan). He advised that the Board previously approved the Plan and certified the Final Environmental Impact Report. The approved project requires that the District




acquire approximately 6,000 acres of land for effluent management facilities to comply with the requirements of the Lahontan Regional Water Quality Control Board. Pursuant to authority granted by the Board, the Chief Engineer and General Manager has executed purchase agreements with willing sellers for a portion of the required property. The Revenue and Taxation Code allows the District to purchase tax-defaulted properties at prices below fair market value by execution of an agreement with the County. The parcel being considered for acquisition measures 2.5 acres and will cost approximately \$4,000. He recommended that the proposed Agreement be approved and ordered executed.

Upon motion of Director Lackey, duly seconded and unanimously carried, the Board of Directors of County Sanitation District No. 20 of Los Angeles County found and determined that it would be to the advantage of the District to enter into an *Agreement to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County providing for implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan, as set forth in the Agreement and under terms and conditions contained therein. All the terms and conditions of the *Agreement to Purchase Los Angeles County Tax-Defaulted Property*, Contract No. 4618, dated December 16, 2010, were accepted and approved, and the Chairperson and Secretary were authorized to execute the Agreement on behalf of the District.

Upon motion of Director Lackey, duly seconded and unanimously carried, the meeting adjourned.

  
JAMES C. LEDFORD, JR.  
Chairperson

ATTEST:

  
KIMBERLY S. COMPTON  
Secretary

/dd

# CERTIFICATION

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} ss.

I, KIMBERLY S. COMPTON, Secretary of the Boards of Directors of Los Angeles County, do hereby certify that the foregoing are true and correct copies of the December 16, 2010 minutes for the adjourned regular meeting of the Board of Directors of County Sanitation District No. 20 and the unanimously approved *Agreement to Purchase Los Angeles County Tax-Defaulted Property* (Agreement), Contract No. 4618, dated December 16, 2010. As disclosed in Exhibit A of the Agreement, the Assessor's Identification Number is 3378-013-014 (aka default number).

The County Sanitation Districts of Los Angeles County serve 78 cities and portions of unincorporated county areas in Los Angeles County.

Dated: March 21, 2011

  
KIMBERLY S. COMPTON  
Secretary to the Boards

S E A L



**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this 9<sup>th</sup> day of August, 2011, by and between the Board of Supervisors of Los Angeles County, State of California, and the **COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By Sayis Poncher  
Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form  
Revised 6/24/03

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

16

AUG 9 2011

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

AGREEMENT NUMBER 2674

77606



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

COUNTY SANITATION DISTRICT NO 20.  
OF LOS ANGELES COUNTY

By [Signature]  
Chairperson, Board of Directors

(Seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By Sachi A. Hamai  
Clerk of the Board of Supervisors

By Mike Antonovich  
MAYOR of the Board of Supervisors

By Lachelle Smitherman  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the County Sanitation District No. 20 of Los Angeles County hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
ATTEST: delivery of this document has been made.

SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
City of N/A

(seal) By Lachelle Smitherman  
Deputy



This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 21 day of Sept, 20 11.

By: [Signature], STATE CONTROLLER  
Priscilla Moss, Chief

Bureau of Local Government Policy and Reporting

JMBER 2674

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2674**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF PALM DALE	2003	3378-013-014	\$3,965.02*	DISTRICT'S WASTEWATER CONVEYANCE & TREATMENT

LEGAL  
DESCRIPTION

2.5 MORE OR LESS ACS NE 1/4 OF SE 1/4 OF NW 1/4 OF NW 1/4 OF SEC 33 T 7N R 10W

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

77606